BRAC Lessons Learned

East Coast Real Estate
M & D Workshop
Jacksonville Beach, Florida
23 February 2006

Harold G. Duck
Mobile District
Army Transfer Agent
And Lead Negotiator

BRAC Objective

G – R – O – P - E

- GET
- RID
- OF
- PROPERTY
- EXPEDITIOUSLY
- (Simple Task? Not on your life)

BRAC
What – When- Where - Why

- WHAT?
- BRAC vs. Model “B”-CAR
- It’s the LAW
- DOD – Commission
- President - Congress
- Started in1988
- Six Year Process

BRAC
When?

First round in 1988/89

Subsequent rounds in 1991;1993; 1995

And the Finale in 2005

BRAC
Where?

All over the United States

All Military Services

BRAC
Why?

To

a) Right Size the Military

b) Support a leaner, meaner and quicker Army

c) Make fewer bullets (AAP's)

d) Save Money

BRAC Considerations

- Mission
- Money Savings
- Environmental Condition
- Possible Re-Uses
- Who wants it
- Restrictions and Prohibitions
- How soon can we do it

BRAC

BRAC MADE ENEMIES

Cut Jobs & Damaged Economies

[Government with a Conscience]

- EDC available to LRA's for FMV
- EDC available at no cost for economically
  impacted communities
- EDC free to all
- PBC is even better

  Grab it at the Federal Level

BRAC Lessons Learned

FIRST AND FOREMOST:

EXPECT THE UNEXPECTED

“The best laid Plans of Mice and Man”

NOT HORROR STORIES,

BUT EXPERIENCES I HAVE ENCOUNTERED ALONG THE BRAC HIGHWAY

BRAC Lessons Learned

- SENECA AD –
  > **One Voice at Public Meeting**
- ALAAP – LDT; Financing Development
  > Change of Administration Midstream
- Fort McClellan
  > What to do with UXO
- DDMT
  > Thanks, but No Thanks

BRAC Lessons Learned

What About US?

INTERNAL LESSONS LEARNED

- Do Environmental Early On
- Model Forms are Good and Bad
- Consistent Guidance and Fewer Reviewers
- Communication is Critical
- Schedules are going to be missed
- Involve Grassroots Agency - District
- Funding is Major Obstacle & Showstopper

BRAC Lessons Learned

YOUR TURN

DOES ANYONE HAVE ANY
QUESTIONS
AND
ANSWERS?